Karen Johnson Davidson County
Batch# 472602 DEEDQC
09/09/2020 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $170.20
20200909-0102661

This Instrument Prepared with Information Furnished by the Parties and should be returned to:

Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

State of Tennessee
County of Davidson

The actual consideration is $46,000.00.

Affiant

Subscribed and sworn to before me this 13 day of August, 2020.

GRIMES BAIRD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary
Commission Expires: 10.17.23

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ramin Armaz 508 Park Court Nashville, Tennessee 37211	NEW OWNER	162-01-0E-027.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Sepehr Seth Homayoon,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Ramin Armaz**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Planned Unit Development in Davidson County, Tennessee, being all of Lot No. 27 on the Plan of Park Court, of record in Plat Book 6900, Page 967, amending Plat Book 6050, Page 364, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bank of America, N.A. from Richardo Gama and wife, Maria Del Socorro Ledesma Gama by Warranty Deed in Lieu, dagted 02/15/202, and recorded on 03/01/2012 in Instrument No. 20120301-0017924, in the Register's Office fro Davidson County, Tennessee.

Being the same property conveyed to Sepehr Seth Homayoon by Special Warranty Deed from Bank of America, N.A., dated May 30, 2012 and recorded June 22, 2012 in Instrument No. 20120622-0055084 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 508 Park Court, Nashville, Tennessee 37211.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Signature Page Follows)

(Signature Page for Quitclaim Deed)

Witness my hand this 13 day of August, 2020.

Sepehr Seth Homayoon

STATE OF Tennessee

COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Sepehr Seth Homayoon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of August, 2020.

Notary Public
My Commission Expires: 10.17.23

GRIMES BAIRD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

